



TOWNSHIP OF ROCHELLE PARK PLANNING BOARD  
 151 WEST PASSAIC STREET  
 ROCHELLE PARK, NJ 07662

March 22, 2012

**Meeting Minutes**

- **CALL TO ORDER:** 8:03
- **ROLL CALL:**

**Present:** E. Kaniewski, D. Kingma, F. Valenzuela, M. Den Bleyker, R. Zavinsky, M. Collins, Ms. Mueller, G. Sorrentino  
**Absent:** Ms. Ristovski, M. Kazimir

- **APPROVAL OF THE FEBRUARY 2012 MEETING MINUTES**

Motion	R. Zavinsky	Second	D. Kingma
Yes	E. Kaniewski, D. Kingma, F. Valenzuela, M. Den Bleyker, R. Zavinsky, M. Collins, Ms. Mueller		
Absent	Ms. Ristovski, M. Kazimir		
Abstain	G. Sorrentino		

- **MEMORIALIZATIONS**

- Case PB2012\_2\_1

**Outback Steakhouse of Florida LLC.-** 194 North Route 17, Rochelle Park, NJ 07662 **Zone B1 Blk 46:01 Lot 1.01**

Motion	M. Den Bleyker	Second	D. Kingma
Yes	E. Kaniewski, D. Kingma, F. Valenzuela, M. Den Bleyker, R. Zavinsky, M. Collins, Ms. Mueller		
Absent	Ms. Ristovski, M. Kazimir		
Abstain	G. Sorrentino		

- Case PB2012\_2\_2

**Planet Sun-** 60 Essex Street, Rochelle Park, NJ 07662 **Zone B-A Block 3 Lot 25-40**

Motion	D. Kingma	Second	R. Zavinsky
Yes	E. Kaniewski, D. Kingma, F. Valenzuela, M. Den Bleyker, R. Zavinsky, M. Collins, Ms. Mueller		
Absent	Ms. Ristovski, M. Kazimir		
Abstain	G. Sorrentino		

- Case PB2012\_2\_3

**Bergen Landscaping-** 131 Rochelle Ave., Rochelle Park, NJ 07662 **Zone B Block 12 Lots 10-11**

Motion	M. Den Bleyker	Second	M. Collins
Yes	E. Kaniewski, D. Kingma, F. Valenzuela, M. Den Bleyker, R. Zavinsky, M. Collins, Ms. Mueller		
Absent	Ms. Ristovski, M. Kazimir		
Abstain	G. Sorrentino		

- **BUILDING AND LAND USE APPLICATIONS:**

Case PB2012\_03\_1

**The Tile Shop** – 156 Route 17 North, Rochelle Park, NJ 07662 **Zone Ind-B Block 33 Lot 1.01**

Attorney: Andrew S. Kohut, Esq.

Applicant Representative: Carl Randazzo, National Sales Manager The Tile Shop

The applicant, The Tile Shop appeared before the Board to request approval of two signs for their business at the above address. The applicant testified that customers have been missing the entrance and driving by the store. The signs were denied by the Township construction official based on the size and number of colors on the sign logo. The Applicant was seeking to add a row of yellow tiles to the existing wall sign attached to the building, which would add an extra color and addition height to the sign. The yellow tiles are part of the company’s logo and branding and the applicant feels it would improve visibility. The height of the proposed wall sign will be six inches higher than permitted in the Zoning Ordinance, measuring 156 square feet.



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The Applicant also requested to post a sign on an existing pylon structure located on the lot between Burger King and Longhorn Steakhouse. The structure already houses two signs for these two businesses and the applicant stated that this would help improve visibility. The illuminated sign will be 100 square feet, (15 ft. from the ground) and contain the company logo. Both signs are subject to any requests of the Township Engineer.

The Board approved the application to permit both signs with the conditions set forth in the resolution.

Motion	M. Den Bleyker	Second	F. Valenzuela
Yes	E. Kaniewski, D. Kingma, F. Valenzuela, M. Den Bleyker, R. Zavinsky, M. Collins, Ms. Mueller, G. Sorrentino		
No			
Absent	Ms. Ristovski, M. Kazimir		
Abstain			

- Case PB2012\_03\_2  
**Azzaritti- Kolsky Pedimedica-** 18 Railroad Ave. Rochelle Park, NJ 07662 **Zone Block 59 Lot 5**  
 This tenant review was adjourned to the April 26, 2012 meeting. The applicant did not have a site plan for this project.
- Case ZB2010\_11\_1 D- Variance  
**SAC Realty – Bristol Manor** – 96 Parkway, Rochelle Park, NJ 07662, **Zone Block18:01 Lot: 1**  
 This case was adjourned to the June 28, 2012 meeting, per the applicant’s request, as key board members were absent.
- Case PB2012\_2\_4 –Sign Approval  
**JSMC, LLC** – 50 Essex Street, Rochelle Park, NJ 07662, **Zone B-A Block 3 Lot 41**  
 This case was adjourned to the April 26, 2012, as the applicant did not appear.
- LITIGATION: Mr. Gallina updated us about the Rochelle Park Auto Body.
- OTHER BUSINESS: Master Plan -
- PUBLIC:
- ADJOURNMENT: 9:40 p.m.